



Deans Court, Formby,
L37 7HS

£340,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Occupying a PEACEFUL and ESTABLISHED setting within Deans Court, this well-presented FIRST-FLOOR APARTMENT offers a rare blend of space, privacy, and turnkey condition. The property enjoys a quiet position with lovely green outlooks and benefits from SIGNIFICANT IMPROVEMENTS carried out by the current owners in 2021/22.

Accessed via a PRIVATE ENTRANCE and staircase, the accommodation opens into a wide HALLWAY and extends to over 1,000 sq ft, including a GENEROUS LOUNGE with new patio doors leading onto a PRIVATE SOUTH-FACING BALCONY — the perfect spot for an afternoon coffee or evening unwind.

The KITCHEN/BREAKFAST ROOM is a standout feature, fitted by John Lewis with quality Minerva worksurfaces, integrated Neff oven, gas hob and microwave, plus Bosch appliances — all chosen for performance and reliability.

There are TWO DOUBLE BEDROOMS, a separate dining room (which could be adapted as a THIRD BEDROOM or home office), and a sleek SHOWER ROOM fitted by the well-respected Discount Bathrooms of Hillside.

Further upgrades include a new Worcester combi boiler, replacement radiators, updated electrics, and tasteful cosmetic decoration throughout.

There is NO ONWARD CHAIN with this property, which helps the process along.

- Tenure: Leasehold – 999 years from 1 January 1977
- Freeholder: Deans Court (Formby) Management Company Limited
(Owners become shareholders of the Management Company)
- Ground Rent: £0
- Service Charge: £340.00 per quarter (includes buildings insurance)
- Garage: Included
- Parking: Unallocated on-site parking
- Council Tax: Band D £2,442.76 pa

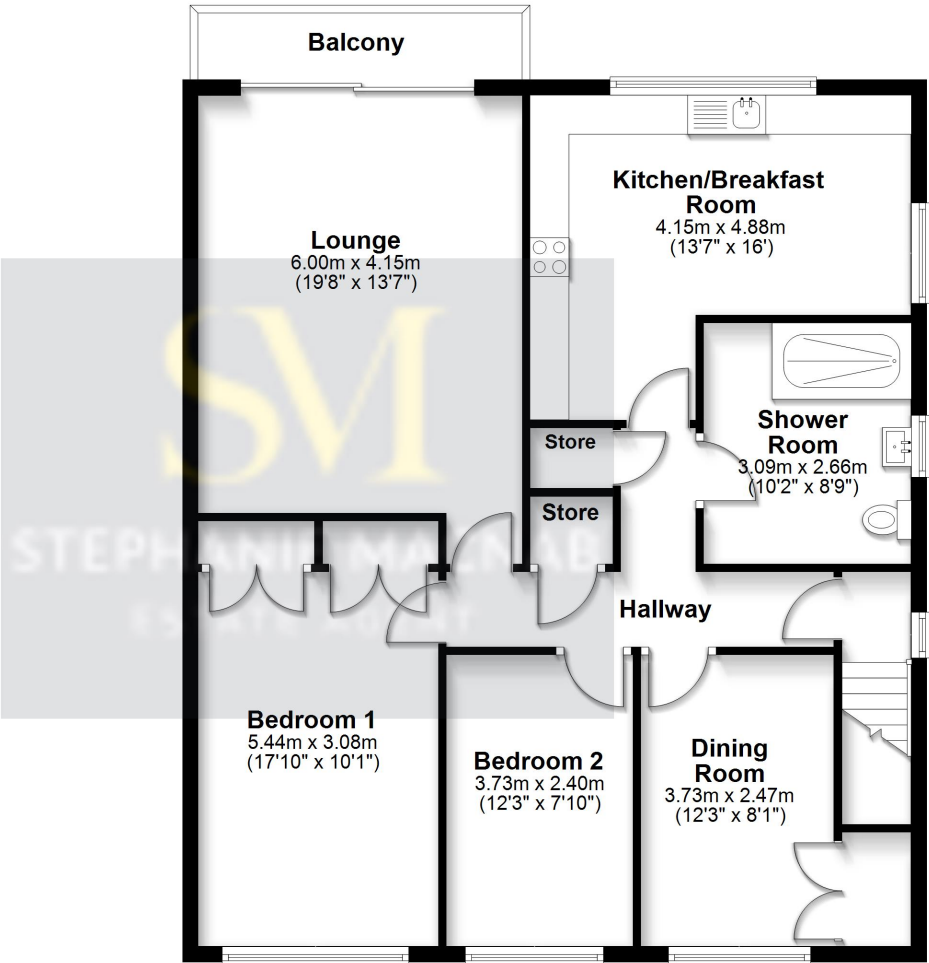
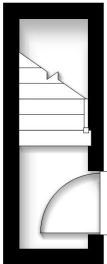




First Floor

Approx. 99.6 sq. metres (1071.6 sq. feet)

Ground Floor Entrance
Approx. 2.6 sq. metres (28.2 sq. feet)



Total area: approx. 102.2 sq. metres (1099.8 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		78
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

